

MEETINGS TO DATE 33
NO. OF REGULARS 22
NO. OF SPECIALS 11

LANCASTER, NEW YORK
DECEMBER 1, 1993

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 1st day of December 1993, at 7:15 P.M. and there were

PRESENT: LUCIAN J. GRECO, SUPERVISOR
DONALD E. KWAK, COUNCILMAN
PATRICK C. POKORSKI, COUNCILMAN
THOMAS H. VAN NORTWICK, COUNCILMAN
GEORGE E. O'NEIL, PLANNING BOARD CHAIRMAN
JOHN P. GOBER, PLANNING BOARD MEMBER
JOHNSTON N. REID, JR., PLANNING BOARD MEMBER
MELVIN H. SZYMANSKI, PLANNING BOARD MEMBER
MILDRED F. WHITTAKER, PLANNING BOARD MEMBER

ABSENT: ROBERT H. GIZA, COUNCILMAN
DONNA G. STEMPIAK, PLANNING BOARD MEMBER
MARTIN MEMMINGER, PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK
JOSEPH F. REINA, TOWN ATTORNEY
ROBERT H. LABENSKI, TOWN ENGINEER

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of two actions.

**IN THE MATTER OF THE SEQR REVIEW OF THE
PROPOSED MICHAEL'S LANDING SUBDIVISION**

The joint boards then proceeded with the Environmental Assessment on the proposed Michael's Landing Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on a Full Environmental Assessment Form Part 2 which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED
BY PLANNING BOARD MEMBER O'NEIL, WHO
MOVED ITS ADOPTION, SECONDED BY
COUNCILMAN KWAK, TO WIT:

RESOLVED, that the Municipal Review Committee table further review of the proposed Michael's Landing Subdivision pending receipt by the committee of further drainage, water, wet lands, and flood plain impact information from the developer.

The question of the adoption of the foregoing resolution was duly put to a voice vote which resulted as follows:

SUPERVISOR GRECO	VOTED YES
COUNCILMAN GIZA	WAS ABSENT
COUNCILMAN KWAK	VOTED YES
COUNCILMAN POKORSKI	VOTED YES
COUNCILMAN VAN NORTWICK	VOTED YES
PLANNING BOARD CHAIR. O'NEIL	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER MEMMINGER	WAS ABSENT
PLANNING BOARD MEMBER REID	VOTED YES
PLANNING BOARD MEMBER STEPNIAK	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

December 1, 1993

**IN THE MATTER OF THE SEQR REVIEW OF THE
PROPOSED VALLEY OVERLOOK SUBDIVISION**

The joint boards proceeded with the Environmental Assessment Form on the proposed Valley Overlook Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on a Full Environmental Assessment Form Part 2 which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED
BY PLANNING BOARD MEMBER SZYMANSKI,
WHO MOVED ITS ADOPTION, SECONDED BY
PLANNING BOARD MEMBER O'NEIL, TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

**NOTICE OF DETERMINATION
PROPOSED VALLEY OVERLOOK SUBDIVISION
NEGATIVE DECLARATION**

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described proposed action, which is a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Joseph F. Reina, Town Attorney
716-684-3342

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NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 22 acres.

The location of the premises being reviewed is on the south side of Genesee Street, west of Ransom Road, north side of Ellicott Creek.

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least three (3) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the proposed action impacts to be as follows:

1. The proposed action will result in a small to moderate physical change to the project site. The action will allow construction on 15% or greater sloped areas.
2. The proposed action will not effect any unique or unusual land forms found on the site.
3. The proposed action will not affect any water body designated as protected.
4. The proposed action will not affect any non-protected existing or new body of water.
5. The proposed action will have a small to moderate affect on surface or ground water quality or quantity. The action will allow residential uses in an area without sanitary sewer service.
6. The proposed action will not alter drainage flow patterns or surface water runoff.
7. The proposed action will not affect air quality.
8. The proposed action will have a small to moderate affect on threatened or endangered species. Application of pesticides and herbicides on residential lawns will occur.
9. The proposed action will not substantially affect non-threatened or endangered species.
10. The proposed action will not affect agricultural land resources.
11. The proposed action will not affect aesthetic resources.
12. The proposed action will not impact any site or structure of historic, pre-historic or paleontological importance.
13. The proposed action will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
14. The proposed action will not affect existing transportation systems.
15. The proposed action will not affect the community's sources of fuel or energy supply.
16. There will be objectional odors, noise, or vibration as a result of this proposed action during the construction phase only.
17. The proposed action will not affect public health and safety.
18. The proposed action will have a small to moderate affect on the character of the existing community. Action will create demand for additional community services (schools, police, fire, etc.)
19. There is not, or is there likely to be, public controversy related to potential adverse environmental impacts.

s/s _____

Lucian J. Greco, Supervisor
Town of Lancaster

December 1, 1993

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and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is hereby authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR GRECO	VOTED YES
COUNCILMAN GIZA	WAS ABSENT
COUNCILMAN KWAK	VOTED YES
COUNCILMAN POKORSKI	VOTED YES
COUNCILMAN VAN NORTWICK	VOTED YES
PLANNING BOARD CHAIR. O'NEIL	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER MEMMINGER	WAS ABSENT
PLANNING BOARD MEMBER REID	VOTED YES
PLANNING BOARD MEMBER STEMPIAK	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

December 1, 1993

ADJOURNMENT:

ON MOTION DULY MADE, SECONDED AND CARRIED, this meeting was adjourned at 8:00 P.M.

Robert P. Thill

Robert P. Thill, Town Clerk

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